| 119.0 | 0005 | 0008.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card / | Total Parcel |
|---|---|---|
| APPRAISED: | 846,300 / | 846,300 |
| USE VALUE: | 846,300 / | 846,300 |
| ASSESSED: | 846,300 / | 846,300 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 50 | | TOMAHAWK RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | ARAKELIAN ARTHUR C & ROSE |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 50 TOMAHAWK RD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry: |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains 8,436 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1960, having primarily Wood Shingle Exterior and 2418 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | 3 | 22 |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 8436.000 | 367,300 | 7,800 | 471,200 | 846,300 |
| Total Card | 0.194 | 367,300 | 7,800 | 471,200 | 846,300 |
| Total Parcel | 0.194 | 367,300 | 7,800 | 471,200 | 846,300 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 350.00 | /Parcel: 350.0

**Legal Description**

| | |
|---|---|
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | 77160 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 08/21/18 |

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID 119.0-0005-0008.0

!9272!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 367,300 | 7800 | 8,436. | 471,200 | 846,300 | 846,300 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 331,200 | 8100 | 8,436. | 471,200 | 810,500 | 810,500 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 331,200 | 8100 | 8,436. | 403,800 | 743,100 | 743,100 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 331,200 | 8100 | 8,436. | 376,900 | 716,200 | 716,200 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 331,200 | 8100 | 8,436. | 323,100 | 662,400 | 662,400 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 275,700 | 8400 | 8,436. | 289,400 | 573,500 | 573,500 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 275,700 | 8400 | 8,436. | 267,900 | 552,000 | 552,000 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 275,700 | 8400 | 8,436. | 255,400 | 539,500 | 539,500 | | 12/13/2012 |

**PRINT**

| Date | Time |
|---|---|
| 12/10/20 | 23:46:20 |

**LAST REV**

| Date | Time |
|---|---|
| 11/30/20 | 15:29:12 |

jorourke

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9272

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| | 9808-516 | | 1/1/1901 | Family | | No | No | | N |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 77160 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 12/16/2011 | 1852 | Re-Roof | 5,200 | | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 8/21/2018 | MEAS&NOTICE | CC | Chris C |
| 5/29/2009 | Entry Denied | 189 | PATRIOT |
| 2/16/2000 | Mailer Sent | | |
| 2/14/2000 | Measured | 268 | PATRIOT |
| 8/1/1990 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 8436 | | Sq. Ft. | Site | | 0 | 70. | 0.80 | 4 | | | | | | | | | 471,158 | | | | | | 471,200 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.19366 | Total SF/SM: | 8436 | Parcel LUC: | 101 | One Family | Prime NB Desc: | ARLINGTON | Total: | 471,158 | Spl Credit | | Total: | 471,200 |

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 21 - Split Level | | |
| Sty Ht: | 1 - 1 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | 16 - Stone Vene | 15 | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## BATH FEATURES

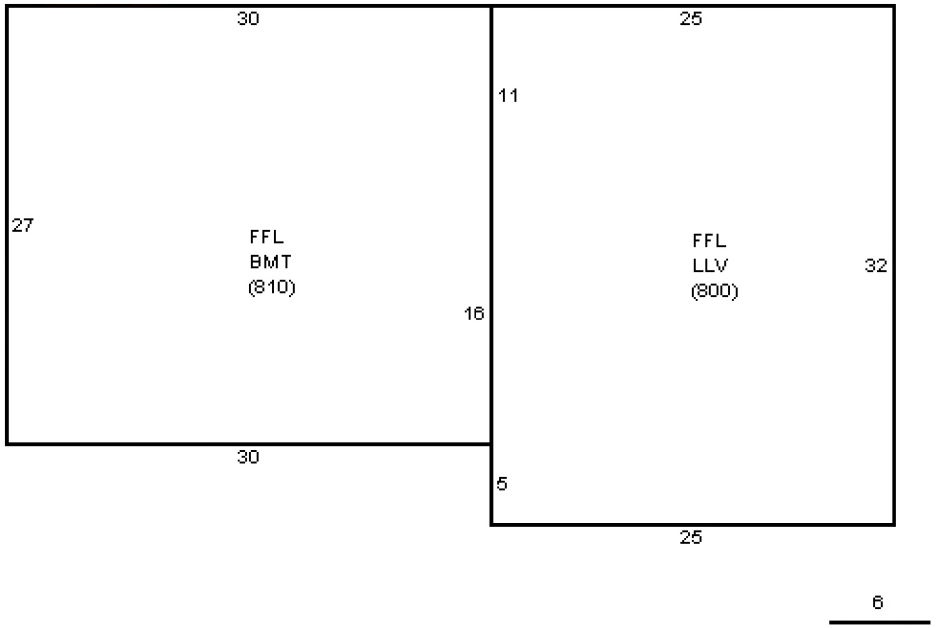
| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Good |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Good |
| WSFlue: | | Rating: | |

## COMMENTS

## SKETCH




## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 8 | BRs: | 4 | Baths: | 2 | HB | 1 | | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1960 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 4 | |
| Totals | | | |
| 1 | 8 | 4 | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 25 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 2 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 95.00 |
| Size Adj.: | 1.30217385 |
| Const Adj.: | 1.00191343 |
| Adj $ / SQ: | 123.943 |
| Other Features: | 113598 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 451263 |
| Depreciation: | 83935 |
| Depreciated Total: | 367328 |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | | Ind.Val | |

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 136.34 |
| Special Features: | 0 | Val/Su Net: | 114.07 |
| Final Total: | 367300 | Val/Su SzAd | 228.14 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,610 | 123.940 | 199,549 |
| BMT | Basement | 810 | 56.520 | 45,780 |
| LLV | Lower Level | 800 | 64.140 | 51,312 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 3,220 | | | Total: | 296,641 |
| Size Ad | 1610 | Gross Are | 3220 | FinArea | 2418 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 80 | A | |
| LLV | 100 | FLA | 20 | A | |

## MOBILE HOME

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Make: | | Model: | | Serial #: | | Year: | | Color: | |

## IMAGE

AssessPro Patriot Properties, Inc

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 119.0-0005-0008.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 19 | Patio | D | Y | 1 | 10X20 | A | AV | 1980 | 4.13 | T | 31.2 | 101 | | | 600 | | | 600 |
| A2 | WOOD SHD | D | Y | 1 | 8X20 | A | AV | 1980 | 7.25 | T | 31.2 | 101 | | | 800 | | | 800 |
| 11 | Pool-Vinyl | D | Y | 1 | 16X32 | A | AV | 1980 | 18.09 | T | 31.2 | 101 | | | 6,400 | | | 6,400 |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | 7,800 | Total Special Featues: | Total: 7,800 |